

Chadsey

Chadsey is generally bounded by Warren to the north, John Kronk to the south, Livernois to the east, and the Dearborn city limits to the west. Between 1990 and 2000, Chadsey had one of the city's largest increases in population. The increase was largely due to an increase in the area's Hispanic population (increasing from 5,833 in 1990 to 9,898 in 2000).

□ Neighborhoods and Housing

Issues: Homes are largely owner-occupied and in good condition, consisting primarily of wood-frame, single-family units of 70 to 80 years in age, on small lots.

GOAL 1: Preserve sound neighborhoods

Policy 1.1: Maintain the stability of the area through home repair programs, and scattered-site infill development of similar scale and character to the existing housing stock.

□ Retail and Local Services

Issues: The Michigan and Livernois commercial corridors consist of many older commercial buildings and limited parking areas.

GOAL 2: Increase the vitality of commercial thoroughfares

Policy 2.1: In conjunction with the development of a large-scale retail node at Warren and Livernois, develop an intensive commercial strip along Warren.

GOAL 3: Increase the vitality of neighborhood commercial areas

Policy 3.1: Develop retail nodes along the most viable sections of Michigan and Livernois with parking nodes and a pedestrian orientation.

Policy 3.2: Develop the Michigan and Livernois intersection as a focal point for neighborhood commercial development.

GOAL 4: Develop a retail center

Policy 4.1: Develop a large-scale commercial node on the south side of Warren at Livernois

❑ Industrial Centers

Issues: There are several functional industrial facilities in the area along with vacant and under-utilized sites. The boundaries separating industrial and residential areas are not always clearly delineated, most notably in the area northwest of the intersection of Martin and McGraw.

GOAL 5: Reduce conflicts between industrial and residential areas

Policy 5.1: Establish and enforce designated truck routes to and from Michigan, Livernois and I-94.

Policy 5.2: Buffer the negative impacts of industrial land uses upon residential areas south of Michigan.

Policy 5.3: Encourage industrial uses north of McGraw, near Martin, to relocate to industrial areas south of Michigan.

❑ Transportation and Mobility

Issues: Along Michigan and Livernois, traffic volumes and truck traffic pose safety concerns, especially for pedestrians.

GOAL 6: Improve vehicular and pedestrian safety

Policy 6.1: Incorporate traffic calming features and other methods to increase safety for pedestrians in the area of Michigan and Livernois.

2000 Census - Demographic Profile

Neighborhood **Chadsey**

Total Population

24,853

1990 Population

22,230

1990 to 2000 Change

2,623

Percent Change

11.80%

Race

White Only

12,737

51.25%

Black or African American
Only

4,075

16.40%

American Indian and Alaska
Native Only

191

0.77%

Asian Only

282

1.13%

Native Hawaiian and Other
Pacific Islander Only

42

0.19%

Other Race Only

5,512

22.18%

Two or More Races

2,014

8.10%

Hispanic Origin

Hispanic Origin (Any Race)

9,898

39.83%

1990 Hispanic Origin

4,065

1990 to 2000 Change

5,833

Percent Change

143.49%

Gender

Male

12,984

52.24%

Female

11,869

47.76%

Educational Attainment

Population 25 or older

13,557

54.55%

HS Graduate or Higher

6,174

45.54%

Assoc. Degree or Higher

949

7.00%

Age

Youth Population
(Under 18 Years Old)

8,445

33.98%

1990 Youth Population

6,979

1990 to 2000 Change

1,466

Percent Change

21.01%

0 to 4 Years Old

2,702

10.87%

5 to 10 Years Old

3,079

12.39%

11 to 13 Years Old

1,189

4.78%

14 to 17 Years Old

1,475

5.93%

18 to 24 Years Old

2,851

11.47%

25 to 44 Years Old

7,744

31.16%

45 to 64 Years Old

3,826

15.39%

65 Years Old and Older

1,987

8.00%

Households

Households

7,641

Average Household Size

3.23

Population in Group Quarters

139

0.56%

Population in Households

24,714

Family Households

5,340

69.89%

Married Couple Family

3,044

57.00%

Female Householder Family

1,545

28.93%

One Person Households

1,826

23.90%

Housing Units

Housing Units

8,670

1990 Housing Units

9,085

1990 to 2000 Change

-415

Percent Change

-4.57%

Vacant Housing Units

1,031

11.89%

Occupied Housing Units

7,639

88.11%

Owner Occupied

4,006

52.44%

Renter Occupied

3,633

47.56%

Housing Value

Owner Occupied Units

3,236

Less Than \$15,000

457

14.12%

\$15,000 to \$29,999

733

22.65%

\$30,000 to \$49,999

1,133

35.01%

\$50,000 to \$69,999

644

19.90%

\$70,000 to \$99,999

193

5.96%

\$100,000 to \$199,999

65

2.01%

\$200,000 or More

11

0.34%

Household Income

Less Than \$10,000

1,542

20.18%

\$10,000 to \$14,999

841

11.01%

\$15,000 to \$24,999

1,489

19.49%

\$25,000 to \$34,999

1,112

14.55%

\$35,000 to \$49,999

1,060

13.87%

\$50,000 to \$74,999

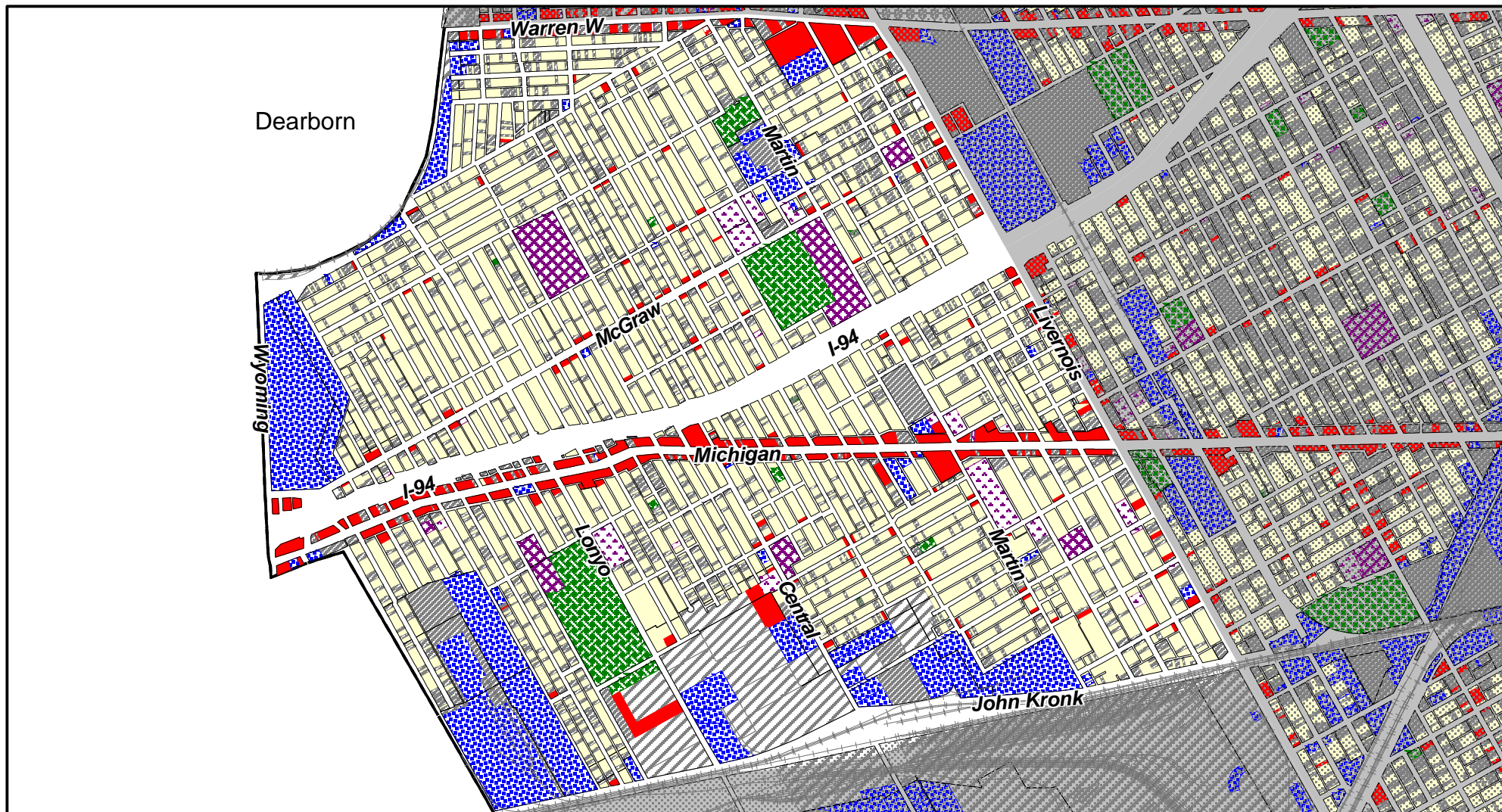
1,029

13.47%

\$75,000 or More

568

7.43%



Map 5-2A

City of Detroit
Master Plan of
Policies

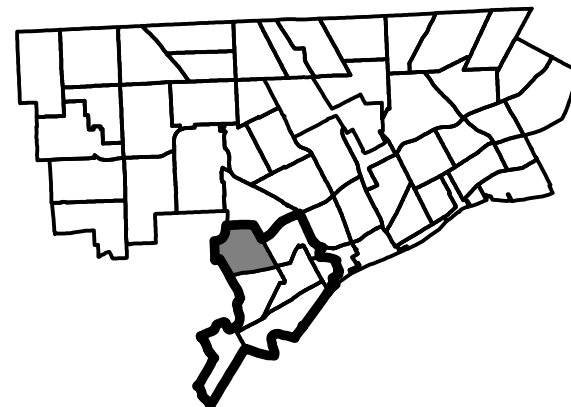
Neighborhood Cluster 5 Chadsey

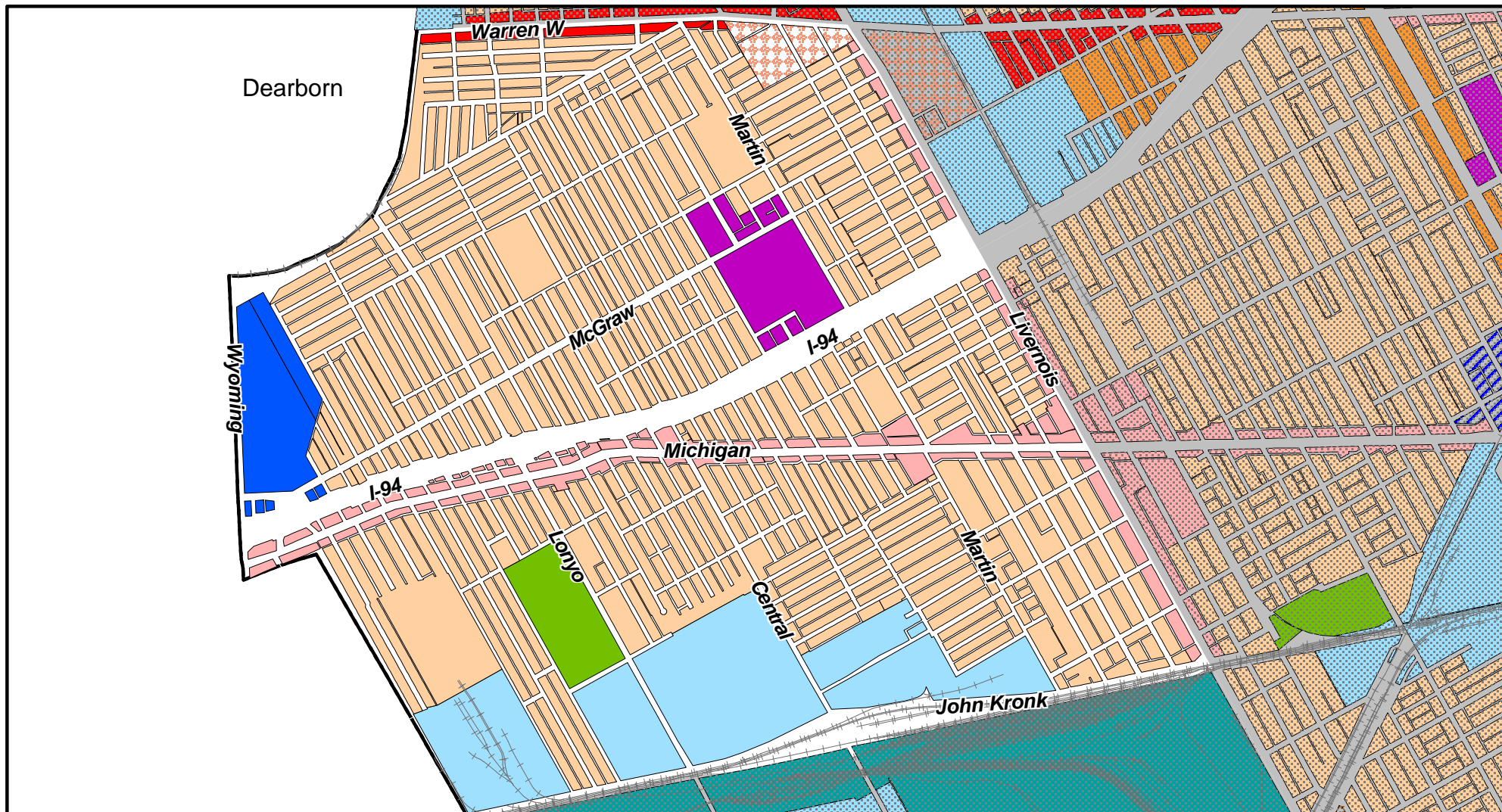


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools DataImage database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 5-2B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 5 Chadsey



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

